



# URM Owner & Tenant Needs Work Group| Mtg #1

Photo by John Skelton



**Seattle** Department of  
Construction and Inspections

**Seattle** Office of  
Emergency Management

March 1, 2023



# Today's Meeting

## Introductions

- Seattle Department of Construction and Inspections Team
- Office of Emergency Management
- Alliance for Safety, Preservation and Affordability (ASAP!)
- Attendees

## Goal: Identify Deliverables and Future Milestones

- Mitigate
  - Demolitions
  - Displacement/relocation during construction
  - Increased rent

## Next Steps

- Monthly and Quarterly Meetings
- 3/14 Memo & Tentative Council Briefing



# Introductions

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Seattle Department of Construction & Inspections:

Office of Emergency Management

Alliance for Safety, Preservation, and Affordability (ASAP!)

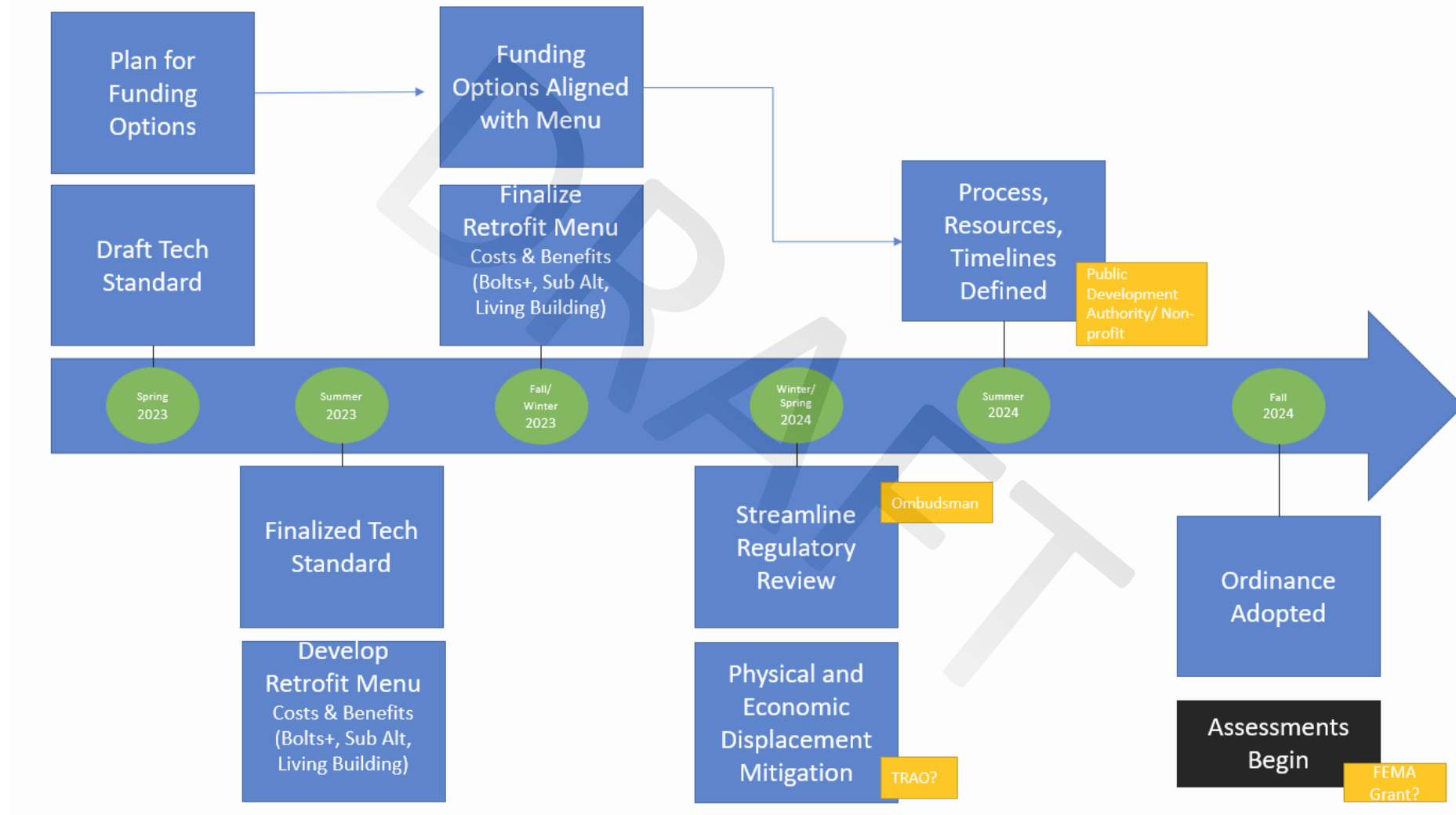


# Attendee Introductions

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- Name
- Organization
- Experience supporting building owners & tenants
  - Personal experience or relationships
  - Clients
  - Assistance programs

# Proposed Timeline



# Resolution 32033

- Community outreach with a focus on those who may be disproportionately impacted by earthquake damage
- Coordinate and streamline URM retrofits, their timing, & permitting
- Mitigate displacement and higher commercial and residential rents as a result of URM retrofits.
- Provide coaching and resources for owners of URM & their tenants

21	C. Continue culturally and linguistically appropriate community outreach and
22	engagement, with a focus on communities of color and low-income communities who may be
Template last revised December 2, 2019 4	

Yolanda Ho LEG URM Retrofit Program RES D2	
1	disproportionately impacted by earthquake damage to URM and the proposed URM retrofit
2	requirement;
3	D. Work with the Department of Neighborhoods to design and implement a process to
4	coordinate and streamline URM retrofits and permitting in historic districts and for landmark
5	structures;
6	E. Work with the Office of Housing and the Human Services Department to coordinate
7	the timing of retrofits in URM containing affordable housing or emergency shelter;
8	F. Work with other City departments to develop strategies to mitigate displacement and
9	higher commercial and residential rents as a result of URM retrofits;
10	G. Collaborate with Seattle Public Schools and private schools to develop an agreement
11	on deadlines to complete retrofits for their URM;
12	H. Work with a public development authority or nongovernmental URM contractor to
13	develop resources to provide coaching for owners of URM and serve as a general resource for
14	residents and building owners about the program;

# Working Groups

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- Technical Standard Working Group
- Communications Working Group
  - Identifying stakeholders, key messages, trusted messengers, timing/delivery of messages
- Funding Working Group
  - Finance, Lending, & Insurance
  - Retrofit Credits/ Transfer of Development rights
- Owner & Tenant Needs Working Group:
  - Define deliverables for Funding and Communications
  - Alignment & Streamlining of Timing, Permits, and Retrofits
  - Mitigate Displacement
    - Construction relocation assistance (physical)
    - Increased rents (economic)
  - Coaching

# Receiving Funding Resource Information

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- Public Meetings
  - Neighborhood Customer Service Centers
  - Cultural/Art Events
- Website PDF
- Brochure
- Posted Flyers
- Training
- Public Development Authority



# Retrofits, Timing, and Permits

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- Planned updates & Code Triggers:
  - Energy upgrades
  - Historic Renovations
  - ADA Accessibility
  - Electrification
- Retrofit process- Engineering Reports, Permit needs
- Applying for Tenant Relocation Assistance
  - Success stories?
- Construction & Temporary Displacement
  - Success stories?

# Mitigating Rent Increases

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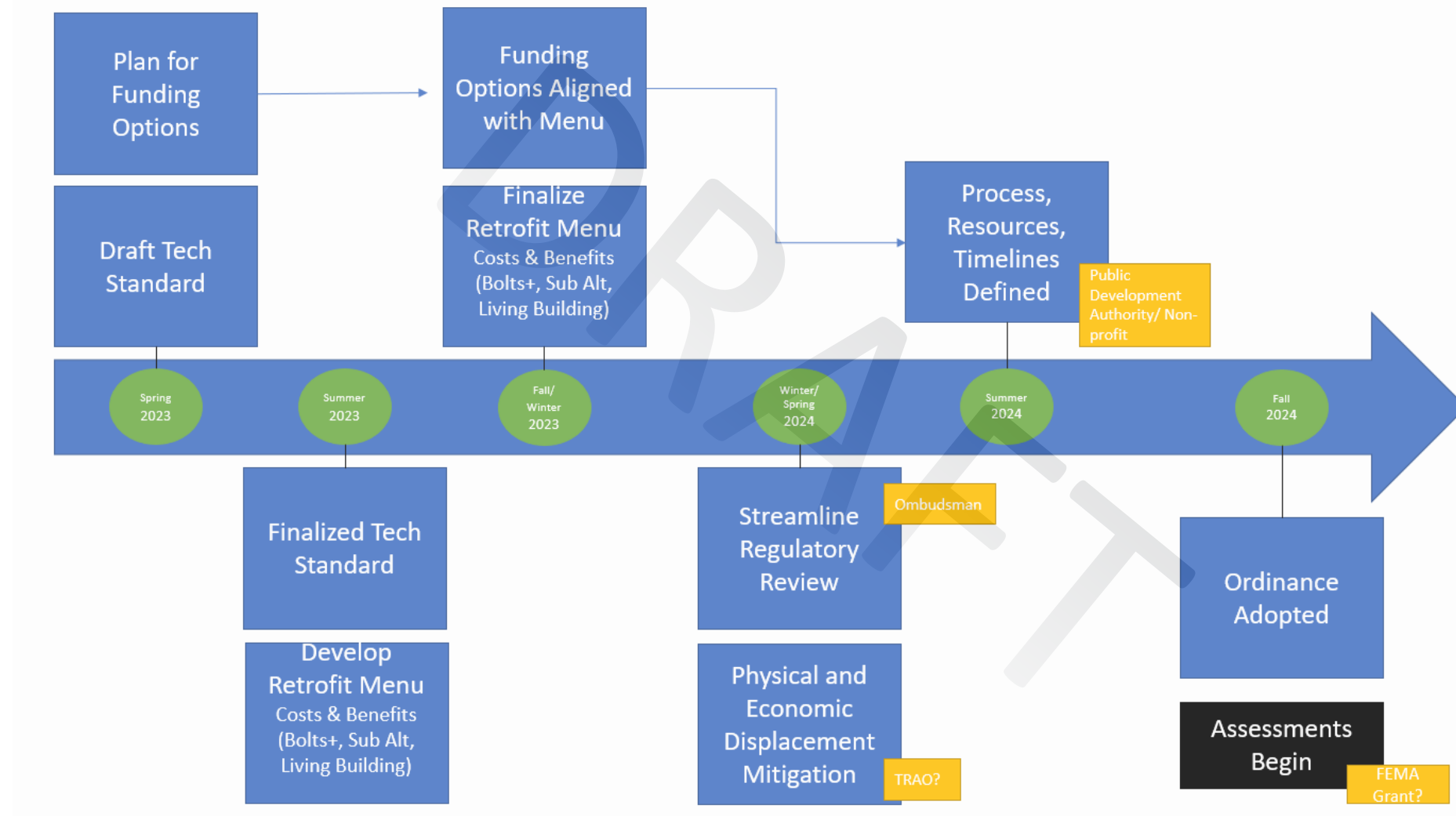
- Cost reductions to building owner
- Limitations on pass through?
- Incentive options?

# Coaching Needs

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- Ombudsman
  - SDCI URM Program Manager
  - SDCI URM Program Structural Plans Engineer
- Public Development Authority

# Proposed Timeline





# Sub-Groups & Key Milestones

- Subgroups & Timelines
- Action Items:
  - 2-28 Nisqually Anniversary
  - 3-14 Public Safety Commission Meeting
  - Next Working Group Meeting
    - Early April
  - Spring- Draft Technical Standard
  - Quarterly Meeting of Groups
    - Early June

# QUESTIONS?

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# For Mtg 2

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- Seattle Open Data